

AVAILABILITY FEE ASSESSMENT POLICY

Adopted July 7, 2009

The availability fee is based upon the single-family unit as equal to one (1) tap.

Water and wastewater availability fees are set by the County Board of Supervisors.

Administration

This assessment policy will be administered by the Department of Planning and Community Development subject to the conditions as outlined in this policy.

New Construction

The availability fee will be based upon the water meter size requested or on the projected monthly consumption as compared to the maximum allowable gallons for each meter size, whichever is determined by the County to be closest to the actual usage subject to the minimum fee being based on meter size. The County shall have the right to monitor non-residential monthly consumption for a period of one (1) year. Monthly consumption will be reviewed after twelve (12) months of operation. Should the average monthly consumption exceed the maximum allowable gallons for the particular meter size, the supplemental tap fee will equal the difference between the fee for the initial meter size and the fee for the larger meter size which corresponds to the customer's actual use. All calculations will be made at the availability fees in effect on the date of the bill. Should a business change ownership during these first twelve (12) months of operation, the new business owner and/or property owner will be responsible for the final tap fee adjustment which will be due and payable to the County within sixty (60) days of written notification to the owner. All users will be assessed one tap for each meter set.*

Tap fees are to be paid in full simultaneous with the issuance of all permits necessary to commence construction. If during construction more meters are required than tap fees were paid, the additional fees must be paid before meters will be installed.

Residential Multi-family Metering

With mass metering such as an apartment building, a 5/8" availability fee will be assessed for each residential unit within the building.

Change of Use/Additions/Alterations

For Changes of Use/Additions/Alterations of an existing building, additional tap fees will be required if the meter size increases or if the projected consumption exceeds the maximum allowable gallons for the existing tap credits. Tap fees will be assessed on the difference between the existing service and the new service requested or if additional meters are requested. If additional tap fees are required, they will be due simultaneous with the issuance of a zoning permit. Twelve (12) month monitoring will be performed as with new construction.

Tap Credits

Tap credits on existing or demolished buildings will be based on the meter size or on prior taps paid and on record with the County of Culpeper. The burden of proof for prior tap credits will be on the applicant.

Miscellaneous

Meter Size	Max Allowable Gallons per Month	County Availability Fee	
		Water	Sewer
5/8" Meter	10,000	\$ 9,750	\$ 15,000
1" Meter	25,000	\$18,868	\$ 23,352
1 1/2" Meter	75,000	\$24,736	\$ 26,704
2" Meter	150,000	\$37,104	\$ 40,056
3" Meter	225,000	*	*
4" Meter	300,000	*	*

* Rates for meters larger than two inches shall be negotiated with the Board of Supervisors based upon the cost of capacity.

I, _____, the undersigned, have read and understand the Availability Fee Assessment Policy.

I understand that water consumption for my business will be monitored at 12 months; and that payment of additional tap fees may be necessary per the above referenced policy.

Signature of Business Owner or Authorized Agent

Date

Business Owner or Authorized Agent _____

Business Address _____

Business Mailing Address _____

City/State/Zip _____

Business Phone _____